019.0	0003	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,162,600	/	1,162,600
USE VALUE:	1,162,600	/	1,162,600
ASSESSED:	1,162,600	/	1,162,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FUDGE KEVIN M & CHERYL L B
Owner 2:	
Owner 3:	
Street 1:	88 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURNER JEFFREYP & VALERIE A -
Owner 2:	-
Street 1:	88 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,745 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 2464 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6745.000	633,600		529,000	1,162,600
Total Card	0.155	633,600		529,000	1,162,600
Total Parcel	0.155	633,600		529,000	1,162,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.83 | /Parcel: 471.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	13942
GIS Ref	
GIS Ref	
Insp Date	11/05/17

!1642!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	633,600	0	6,745.	529,000	1,162,600	1,162,600	Year End Roll	12/18/2019
2019	101	FV	485,000	0	6,745.	684,600	1,169,600	1,169,600	Year End Roll	1/3/2019
2018	101	FV	480,700	0	6,745.	435,600	916,300	916,300	Year End Roll	12/20/2017
2017	101	FV	480,700	0	6,745.	398,300	879,000	879,000	Year End Roll	1/3/2017
2016	101	FV	480,700	0	6,745.	323,600	804,300	804,300	Year End	1/4/2016
2015	101	FV	470,600	0	6,745.	323,600	794,200	794,200	Year End Roll	12/11/2014
2014	101	FV	454,100	0	6,745.	295,000	749,100	749,100	Year End Roll	12/16/2013
2013	101	FV	454,100	0	6,745.	280,700	734,800	734,800		12/13/2012

PRINT

Date	Time
12/10/20	17:13:01

LAST REV

Date	Time
12/04/17	12:19:48
ekelly	
1642	

USER DEFINED

Prior Id # 1:	13942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNER JEFFREYP	1436-111		6/24/2013		860,000	No	No		
TURNER JEFFREY,	1385-9		6/2/2010	Convenience	1	No	No		
WALSH JEAN M	1330-21		11/30/2006	Change>Sale	373,000	No	No		
WALSH JOHN A	1148-67		11/9/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2017	1090	Porch	53,644	C				
3/2/2016	210	Redo Bas	21,800					24x34 finish basmt
6/29/2009	533	AbvGrd.	3,000					
4/30/2007	296	Siding	17,081			G9	GR FY09	
3/26/2007	173	New Buil	240,000			G9	GR FY09	44X28 MODULAR COLO
2/26/2007	120	Foundati	11,000					FOR MODULAR HOME
2/5/2007	77	Demoliti	10,000					demo of existing d

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2017	MEAS&NOTICE	BS	Barbara S
4/12/2009	Meas/Inspect	163	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
3/9/2007	MLS	MM	Mary M
10/29/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6745		Sq. Ft.	Site		0	85.	0.92	2									528,996						529,000	

Total AC/HA: 0.15484 | Total SF/SM: 6745 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 528,996 | Spl Credit | Total: 529,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07613635
Const Adj.:	0.99989998
Adj $ / SQ:	134.504
Other Features:	125964
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640630
Depreciation:	7047
Depreciated Total:	633583

COMMENTS

PDAS. OF=2 XTRA BATH SINKS & XTRA SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

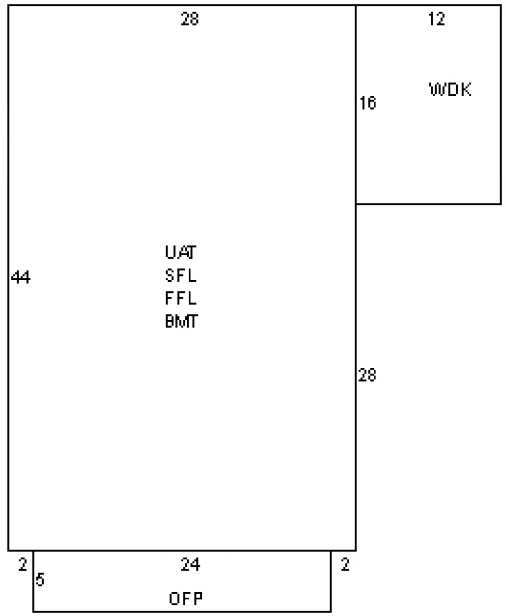
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.75
Special Features:	0	Val/Su Net:	146.80
Final Total:	633600	Val/Su SzAd	257.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,232	40.350	49,713
FFL	First Floor	1,232	134.500	165,708
SFL	Second Floor	1,232	134.500	165,708
UAT	Upper Attic	308	53.800	16,571
WDK	Deck	192	11.210	2,152
OFP	Open Porch	120	30.250	3,630

Net Sketched Area:	4,316			Total:	403,482
Size Ad	2464	Gross Are	5240	FinArea	2464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	